



Community Redevelopment Agency Advisory Board Regular Meeting Minutes

Monday, November 17, 2025 at 2:00 PM



City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

Present: Manoj Bhoola, Anthony Cinelli, Jordan Farrell, Christopher Marlow, Daryl Reynolds, Dawn Romero, Jeff Meyer, City Manager Dale L. Martin, and CRA Director Casey Ryan.

1. Call the meeting to order

Casey Ryan, CRA Director called the meeting to order at 2:02 p.m.

2. Pledge of Allegiance

Dawn Romero led the Pledge.

3. Roll Call/ Determination of Quorum

Colleen Kuhn, Deputy City Clerk called roll and confirmed a quorum was present.

The Committee members and staff introduced themselves and shared whether they were a business or resident representative and for how long.

4. Public Comments

Paul Mykytka asked the Committee to keep an eye on future capital projects. He encouraged the CRAAB to participate in the design of the Florida Department of Transportation (FDOT) Shared Use Non-Motorized (SUN) Project. Dale Martin, City Manager explained that the SUN Trail addressed the gap between the Volusia County line to Beverly Beach. He said the Trail would be constructed and paid for by the State and shared the plan for the location in Flagler Beach which included going through parts of the CRA District. He said the City would be required to maintain the Trail after it was built. There was further discussion about the SUN Trail and about Florida Department of Transportation (FDOT) maintenance of medians.

Mr. Mykytka said he supported food trucks, local businesses, and the Farmer's Market as a community event. He indicated he would support the use of CRA funds to build a permanent structure/pavilion for the Market.

5. New Business

a. Elections

Ms. Ryan said that the Committee needed to elect a Chairperson and Vice Chairperson.

Mr. Farrell nominated Mr. Marlow for Chairperson. Mr. Bhoola seconded the nomination. The nomination was unanimously approved.

Mr. Marlow nominated Mr. Farrell as Vice Chairperson. The nomination was seconded by Mr. Meyer. The nomination was unanimously approved.

Mr. Martin referred to the book "Your City is Sick" which he provided to each Committee member, encouraged them to read it, and consider what the CRAAB can do to help promote and restore our City.

b. Establish CRAAB Monthly Meeting Schedule FY25/26

Mr. Martin explained Resolution 2025-66 required monthly meetings. He said meetings could be cancelled if needed, or if the Committee wanted to change to quarterly meetings the Resolution would have to be amended. Ms. Ryan shared the results of the survey regarding meetings. The Committee came to consensus to hold the meetings on the 2nd Monday of each month at 2:00 p.m. Mr. Martin shared that the intent was to publicize meeting agendas one week in advance and if Committee members had topics that they wanted added they should share that with Ms. Ryan.

c. Communications/Outreach

Ms. Ryan said there were many ways that Committee members could sign up for communications from the City including: Notify Me, Utility Billing, Facebook, and the CRA database. Mr. Martin noted the City had developed a City of Flagler Beach App that would link to the City's website. Ms. Ryan shared a map of the CRA District with the Committee.

d. CRA Capital Projects

Ms. Ryan explained that the City's Capital Projects were different than those within the CRA. She noted that CRA Capital Projects included: Parking Lot #5 resurfacing, decorative streetlamps installations, and improvements to Veterans and Wickline parks. The Committee discussed the lack of lighting and safety concerns. Mr. Martin explained the CRA base line year of 2006 – 2010, how taxes collected by the City were allocated to the CRA, and noted there were tight restrictions on how CRA funds could be used. A discussion of current and next year's funding for the CRA, Capital Projects, revenues and expenses ensued.

e. Sign Ordinance

Ms. Ryan asked for comments about the Sign Ordinance. Mr. Martin shared some background and challenges enforcing the Ordinance. He said the CRA Executive Board was looking for the Committee's input on window signage (affixed to the inside of the glass).

f. Noise Ordinance

Mr. Martin opened the topic of the Noise Ordinance and asked the Committee to review the Ordinance and prepare feedback for the CRA Executive Board. There was in-depth discussion about noise and its impact around the City. Discussion ensued.

g. Food Trucks

Ms. Ryan shared information on food trucks. Mr. Martin explained the Commission was not fully supportive of food trucks and supported brick and mortar businesses. He shared that the City had the ability to regulate food trucks and when the CRA Executive Board met this would be a topic of discussion. He suggested that the Committee prepare recommendations for them. A discussion regarding food trucks ensued.

h. Farmers Market

Mr. Martin said the City Commission was interested in the Committee's feedback on the relocation and look of the Farmer's Market. He noted that Veterans Park was not considered an option for Market's location and discussed some history on why the Market was moved. The CRAAB supports the current location.

6. Board Comment

Mr. Meyer suggested promoting biking around the City and adding bike racks. Mr. Martin shared that there was a Branding Committee developing a consistent theme for the look at the Pier and downtown area and that bike racks may be able to be purchased by the CRA. He noted a Mobility Study was in progress and a community meeting would be scheduled. Mr. Martin provided updates on several sidewalk cleanup projects being performed by FDOT and City Maintenance staff and the Wayfinding project. There was discussion about the role of business owners in sidewalk cleanup and trash collection and options for promoting those efforts and engaging business owners.

7. Staff Comments

Mr. Martin said the City was considering holding Fourth of July Fireworks starting in 2027 and the New Year's Eve Surfboard drop.

8. Adjournment

Mr. Marlow adjourned the meeting at 4:04 p.m.

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.